

Peebles
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Offers Over £185,000

 **CULLEN KILSHAW**
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36 Mayshade Road, Loanhead, EH20 9HJ



Constructed circa 1975 this mid-terraced dwelling with an internal footprint extending to 68m² or thereby, whilst requiring a degree of upgrading and modernisation offers generously proportioned rooms, well-stocked, mature garden grounds to the front and rear, a single garage and ample unrestricted on-street parking. The row of houses are well-maintained, reflecting the community-focused environment of Loanhead and located just a short walk from the town centre and all local amenities.

Accommodation

GROUND FLOOR

- * Main door
- * Entrance porch
- * Living room with stairs leading to the first floor
- * Spacious kitchen / dining room

FIRST FLOOR

- * Upper landing
- * Two Double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Well-maintained gardens to the front and rear,
- * Garage with up-and-over door
- * Ample unrestricted, on-street parking

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Approximate Gross Internal Area = 68.0 sq m / 732 sq ft

Garage = 12.8 sq m / 138 sq ft

Total = 80.8 sq m / 870 sq ft

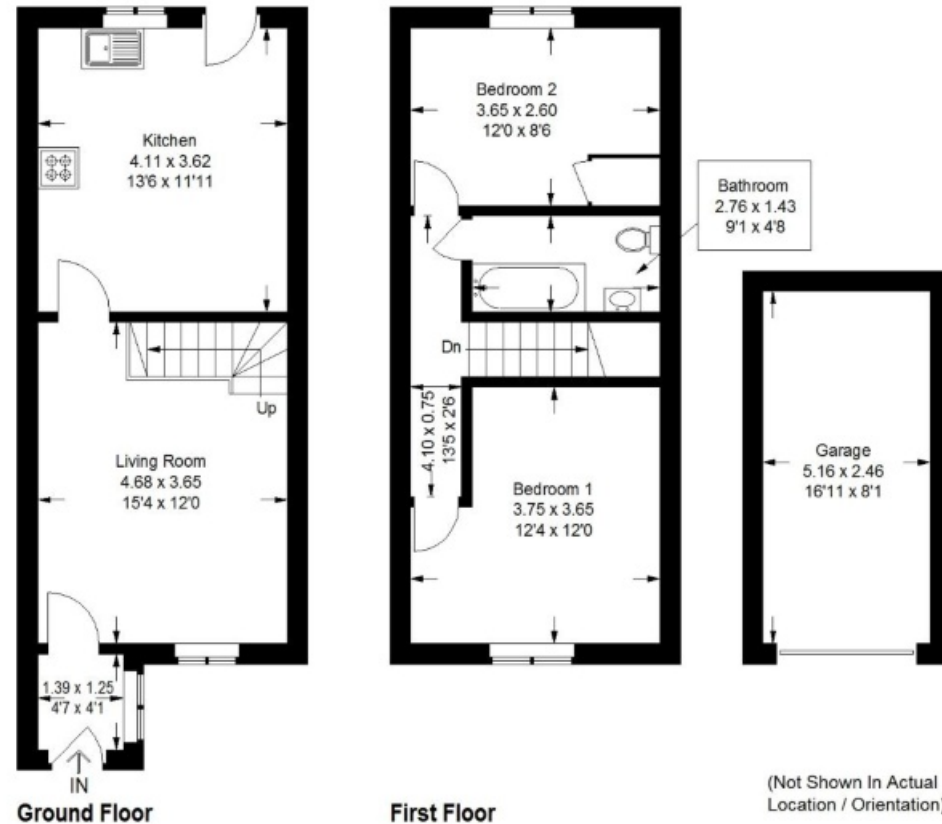


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1085691)

Situation

Situated in Midlothian, just 10 minutes southeast of Edinburgh, surrounded by the beautiful countryside of the Esk Valley, Loanhead is a small and bustling historic township, offering a rural lifestyle and a thriving community, served by excellent local services and amenities including a supermarket, Bank, Post Office, pharmacy, pub and coffee shops. Straiton Retail Park is on the doorstep offering more extensive shopping facilities with a great choice of high street shops and food outlets, including Sainsbury's, M&S and Asda. There are first class sport and fitness facilities at Loanhead Leisure Centre and Pool, Pentland Hills Regional Park and Midlothian Snowsports Centre. There is a choice of primary schooling within Loanhead and secondary education provided nearby. Loanhead is just minutes from Edinburgh City Bypass with outstanding links across the capital, as well as easy access to Edinburgh Airport, the M8/M9 motorway network and the Queensferry Crossing together with excellent public transport services across Midlothian, Edinburgh, and beyond.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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